

**To the Mayor and Members of the City Council****October 11, 2016**

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SUBJECT: PROPOSED EXPANSION OF THE DOWNTOWN URBAN DESIGN DISTRICT AND RELATED TEXT AMENDMENT

On June 13, 2016, the City Council approved Zoning Ordinance text amendment ZC-16-106 updating the Downtown Urban Design District Standards and Guidelines, and continued the accompanying map amendment ZC-16-107 to expand the district. During the public hearing for ZC-16-107, an industrial property owner expressed concern over proposed regulations for the Industrial Gateway Character Zone, shown in Attachment A. In response, the City Council continued the case to give staff from Downtown Fort Worth, Inc. (DFWI) and the City time to address concerns raised.

On August 9, 2016, DFWI and City staff hosted a community meeting at the Central Library for affected property owners. At the meeting, all agreed that a change of use from industrial or a zoning change from industrial would trigger the Downtown Urban Design District Standards and Guidelines. The agreement would only apply to properties located in the Industrial Gateway Character Zone. On September 12, 2016, DFWI and City staff attended a Greenway Neighborhood Association meeting to discuss the agreement reached for property owners in the Industrial Gateway Character Zone. All attendees agreed with the compromise.

On September 13, 2016, the City Council continued the map amendment ZC-16-107 to the December 6, 2016 Council hearing to provide staff with sufficient time to process the necessary text amendment. The proposed public hearing schedule for adoption of the text amendment is:

Downtown Design Review Board vote	November 3
Zoning Commission vote	November 9
City Council vote on both cases	December 6

If you have any questions, please contact Randle Harwood, Planning and Development Director at 817-392-6101, or Randy Hutcheson, Preservation and Design Manager at 817-392-8008.

David Cooke
City Manager

Attachment

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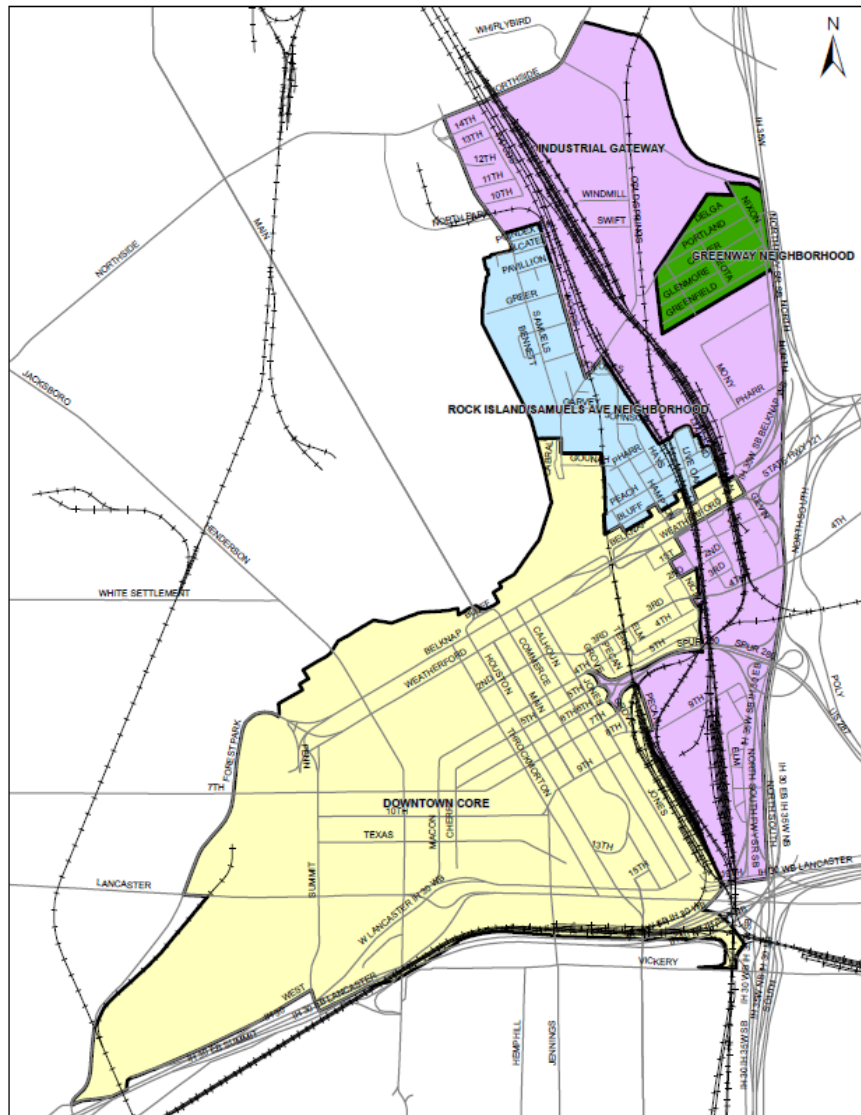
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Attachment A



Legend

Character Zones

	DOWNTOWN CORE
	GREENWAY NEIGHBORHOOD
	ROCK ISLAND/SAMUELS AVE NEIGHBORHOOD
	INDUSTRIAL GATEWAY